

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Recreational Use Zone to Residential Use Zone in Sy.No. 20(P) of Katedan Village, Rajendranagar Mandal, Rangareddy district to an extent of 10 gts - Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

**G.O.Ms.No. 47 ,**

**Dated:07.02.2013.**

Read the following:

1. From the applicant, representation dated 23.10.2010.
2. Government Letter No.21118/I1/2010-1, MA&UD Dept., dated 29.10.2010.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.13422/MP1/Plg/HMDA/ 2010, dated: 20.12.2010.
4. Government Letter No.21118/I1/2010-2, MA&UD Dept., dated 1.1.2011.
5. From the Chief General Manager (Engg), Transmission Circle, HMWS&SB, Hyderabad, Letter No.CGM(E)/TC/T1/NOC/Dn.XVII11-12/809, dated 21.9.2011.
6. Government Letter No.21118/I1/2010-3, MA&UD Dept., dated 13.12.2011.
7. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Letter No.B/2656/TPS/HO/ GHMC/ 2011/553, dated: 13.02.2012.
8. Government Memo No.21118/I1/2010-4, MA&UD Department, dated 15.05.2012.
9. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.13422/MP1/Plg/HMDA/ 2010, dated: 12.9.2012.
10. Government Memo No.21118/I1/2010-5, MA&UD Department, dated 26.09.2012.
11. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.13422/MP1/Plg/HMDA/ 2010, dated: 16.1.2013.

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**ORDER:**

The draft variation to the land use envisaged in the notified Revised Master Plan of Shamshabad segment issued in Government Memo 8<sup>th</sup> read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.299, Part-I, dated 24.05.2012. No objections or suggestions have been received from the public within the stipulated period. The Chief General Manager (Engg), Transmission Circle, Hyderabad Metropolitan Water Supply and Sewerage Board, Hyderabad in his report 5<sup>th</sup> read above has given no objection for change of land use to the site under reference subject to certain conditions. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.1,01,169/- (Rupees one lakh one thousand one hundred and sixty nine only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **14.02.2013**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B.SAM BOB**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

The Managing Director, Metropolitan Water Supply and Sewerage Board, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Master Plan of Shamshabad segment the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.299, Part-I, dated 24.05.2012 as required by sub-section (3) of the said section.

**VARIATION**

The site in Sy.No.20(P) of Katedan (V), Rajendranagar (M), Ranga Reddy district to an extent of 10 gts which is presently earmarked for Recreational use zone in the notified Revised Master Plan of Shamshabad segment is now designated as Residential use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. that the applicant shall pay Development charges to the built up area as per Act and Rules.
14. that the applicant has to form 30 ft wide B.T. approach road to the site under reference and to maintain the green belt along the Himayathsagar pipe line as per the regulations in force.
15. Untreated discharges from either Septic tanks over-flow or the Sewerage should not be allowed to flow into the natural sources of Himayathsagar Catchment.
16. Treatment facility for the waste water to maintain lake quality standards should be adopted and only the outlet from that treatment facility allowed to flow into natural course ensuring lake quality standards water.
17. HMWS&SB has no water supply distribution and Sewerage Systems at the above site, hence for any future requirements of water supply and Sewerage lines for the above said site, a separate feeder and distribution pipelines at the own cost of applicant will be provided from any nearest reservoir or distribution main, as per feasibility shall be laid under (DCW).
18. General Manager (E), O&M Division No. XVII of HMWS&SB has to ensure that no land pertaining to HMWS&SB is used.

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19. the existing total conduit land width has to be 62'6" and at the aforesaid site the available width is 31'3" and for maintaining 50' distance from the centre of the conduit to the outer boundary of the said land, the owner the said land shall leave 18'9" from her outer boundary to maintain a buffer zone for the conduit.
20. that the owner of the said land shall make her own arrangements to have approach to his land.
21. that the CLU is subject to condition that, regulations of the downstream specified in the Govt. Memo No. 261/11/2006, Dated: 16.07.2007 should be followed while according the development permission.
22. Any developments in the site shall be subject to the conditions laid down in G.O.Ms.No.111, MA, dated: 08.03.1996.

**SCHEDULE OF BOUNDARIES**

**NORTH:** Vacant land in Sy.No.23/1 of Shivarampally (V)

**SOUTH:** Himayath sagar pipe line in Sy.No.20(P) of Katedan (V)

**EAST :** Vacant land in Sy.No.20(P) of Katedan (V)

**WEST :** Vacant land in Sy.Nos.170/1, 160, 170/2 of Budvel (V)

**B.SAM BOB  
PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**